CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- November 15, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Flr.

Approval of the minutes from the October 18, 2019 regular meeting of the Board.

Approval of the agenda for the November 15, 2019 regular meeting of the Board.

9:00 A.M.

550-19-Z ZONING DISTRICT: RS-2 WARD: 36

APPLICANT: Anne Dunne **OWNER:** Same as applicant

PREMISES AFFECTED: 3044 N. Rutherford Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 20' to 10', rear setback from 25.04' to zero, north side setback from 6' to zero (south to be 18.11'), combined side setback

to be 18.11' for a north side privacy fence at 8' in height.

Denied

551-19-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Completely Styled

OWNER: 11070 S. Western, LLC

PREMISES AFFECTED: 2406 W. 111th Street

SUBJECT: Application for a special use to establish a hair salon.

• Continued to December 20, 2019 at 9:00 a.m.

552-19-S ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: Nereida Aparicio
OWNER: Arturo Cortez
PREMISES AFFECTED: 1750 W. 18th Street

SUBJECT: Application for a special use to establish a nail salon.

Approved

553-19-S ZONING DISTRICT: B1-1 WARD: 9

APPLICANT: Kiana Frederick dba Pretty Flawless Hair

OWNER: David Stewart **PREMISES AFFECTED:** 211 W. 119th Street

SUBJECT: Application for a special use to establish a hair salon.

Approved

554-19-S ZONING DISTRICT: B3-3 WARD: 20

APPLICANT: Marcial Rosas

OWNER: Zeng & Mo Property, LLC

PREMISES AFFECTED: 1539 W. 47th Street

SUBJECT: Application for a special use to establish a barbershop.

555-19-Z ZONING DISTRICT: RT-3.5 WARD: 11

APPLICANT: Mario Razo

OWNER: Same as applicant

PREMISES AFFECTED: 3637-39 S. Parnell Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 14.97' to 1.8', (south to be 2.4') combined side setback from 4.8' to 2.8' to allow the subdivision of an existing zoning lot into two zoning lots. The existing two-story, two dwelling unit

building shall remain.

Approved

556-19-Z ZONING DISTRICT: RT-3.5 WARD: 11

APPLICANT: Mario Razo

OWNER: Same as applicant **PREMISES AFFECTED:** 3637 S. Parnell Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 14.97' to 11.83' for a proposed two-story, single family

residence with two parking stalls.

Approved

557-19-Z ZONING DISTRICT: RS-3 WARD: 22

APPLICANT: Jose Bahena

OWNER: Same as applicant

PREMISES AFFECTED: 2840 S. Ridgeway Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 20' to 3.10' for a proposed two story, front open porch to

serve an existing two-story, two dwelling unit building.

Approved

558-19-Z ZONING DISTRICT: RM-5 WARD: 37

APPLICANT: OG Management, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 738 N. Avers Avenue

SUBJECT: Application for a variation to reduce the number of parking spaces

from the required seven to six for the proposed conversion on an existing three-story, six dwelling unit building to a seven dwelling

unit building.

Approved

559-19-Z ZONING DISTRICT: RM-5 WARD: 37

APPLICANT: OG Management, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 742 N. Avers Avenue

SUBJECT: Application for a variation to reduce the required parking from

four spaces to three for the conversion of an existing three-story, three dwelling unit building to a four dwelling unit building.

560-19-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Metropole Group, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2801 W. Warren Boulevard

SUBJECT: Application for a variation to reduce the minimum lot area per

dwelling unit from the required 1,000 square feet to 982.4 square feet for a proposed three-story, three dwelling unit building.

Approved

561-19-Z ZONING DISTRICT: B3-2 WARD: 30

APPLICANT: Wilmot Construction **OWNER:** Same as applicant

PREMISES AFFECTED: 3204 N. Lawndale Avenue / 3702 W. Belmont Avenue

SUBJECT: Application for a variation to reduce the minimum lot area per

dwelling unit from the required 1,000 square feet to 935.93 square feet for a proposed four-story mixed use building with an attached

sixteen garage.

Approved

562-19-Z ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: KPLN Holdings, LLC

OWNER: Southport Lincoln Property Series, LLC / L W East Series, LLC PREMISES AFFECTED: 2933-37 N. Southport Avenue/ 2956-58 N. Lincoln Avenue Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed four-story, mixed use building

with an attached eleven car garage.

Continued to December 20, 2019 at 2:00 p.m.

563-19-Z ZONING DISTRICT: **B3-3** WARD: 32

APPLICANT: KPLN Holdings, LLC

OWNER: Southport Lincoln Property Series, LLC / L W East Series, LLC **PREMISES AFFECTED:** 2933-37 N. Southport Avenue/ 2956-58 N. Lincoln Avenue

SUBJECT: Application for a variation to reduce the off street parking from the

required twelve parking spaces to eleven for a proposed four-story,

mixed use building with an attached eleven car garage.

• Continued to December 20, 2019 at 2:00 p.m.

564-19-Z ZONING DISTRICT: RM-5 WARD: 20

APPLICANT: KMW Communities, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 6202 S. Greenwood Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 7.92' to 6', south setback from 7.88' to 6' (north to be zero for corner lot) and reduce the roof top stair enclosure setback from 20' to 10' for a proposed four-story, six dwelling unit building.

• Continued to January 17, 2020 at 2:00 p.m.

565-19-Z ZONING DISTRICT: RM-5 WARD: 20

APPLICANT: KMW Communities, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 6202 S. Greenwood Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 273 square feet to zero for a proposed four-story, six

dwelling unit building.

• Continued to January 17, 2020 at 2:00 p.m.

566-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Noah Properties, LLC **OWNER:** John A. Newhouse

PREMISES AFFECTED: 2339 W. Shakespeare Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 13.03' to 8.5', east setback from 2' to zero, combined side setback from 4.8' to 2', rear setback from 28' to 2' for a proposed two-story, single family residence with rear open deck and an

attached two-car garage with roof deck.

• Continued to December 20, 2019 at 2:00 p.m.

567-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Noah Properties, LLC **OWNER:** John A. Newhouse

PREMISES AFFECTED: 2339 W. Shakespeare Avenue

SUBJECT: Application for a variation to relocate the required 225 square feet

of rear yard open space to the proposed garage roof deck which will serve the proposed two-story, single family residence with rear open deck and an attached two-car garage with roof deck.

• Continued to December 20, 2019 at 2:00 p.m.

568-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Noah Properties, LLC **OWNER:** John A. Newhouse

PREMISES AFFECTED: 2341 W. Shakespeare Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 12.85' to 8.5', both side yard setbacks from 2' to zero, combined side yard setback from 4.8' to zero, rear yard setback from 28' to 2' for a proposed two-story, single family residence with a rear open deck and attached two-car garage with roof deck.

• Continued to December 20, 2019 at 2:00 p.m.

569-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Noah Properties, LLC **OWNER:** John A. Newhouse

PREMISES AFFECTED: 2341 W. Shakespeare Avenue

SUBJECT: Application for a variation to relocate the required rear yard open

space to the roof of the proposed attached garage which will serve the proposed single family residence with a rear open deck and

attached two car garage with roof deck.

• Continued to December 20, 2019 at 2:00 p.m.

570-19-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Marz Community Brewing

OWNER: 1965 Exchange, LLC, Boise Baum Trading Co., LLC, District 18

Two, LLC

PREMISES AFFECTED: 1950 N. Western Avenue

SUBJECT: Application for a special use to establish a tavern.

Approved

571-19-S ZONING DISTRICT: M1-3 WARD: 3

APPLICANT: D3: Dre's Diesel Dome, LLC **OWNER:** 2635 South Wabash Realty, LLC

PREMISES AFFECTED: 2635 S. Wabash Avenue

SUBJECT: Application for a special use to establish a 4,215 square foot

fitness center (Sports and Recreation Participant) in an existing

four-story mixed use building.

• Continued to December 20, 2019 at 2:00 p.m.

572-19-Z ZONING DISTRICT: RM-5 WARD: 27

APPLICANT: Sustainabuild, LLC 2345

OWNER: Same as applicant **PREMISES AFFECTED:** 2345 W. Monroe Street

SUBJECT: Application for a variation to reduce the front setback (W. Wilcox

Street) from the required 15' to 2', east side setback from 3.84' to zero (west to be zero), combined side setback from 9.6' to zero for a proposed four-story, nine dwelling unit building with detached two car garage with roof deck and access stair and detached four-

car garage in front (W. Wilcox St.).

Approved with conditions

573-19-Z ZONING DISTRICT: RM-5 WARD: 27

APPLICANT: Sustainabuild, LLC 2345

OWNER: Same as applicant **PREMISES AFFECTED:** 2345 W. Monroe Street

SUBJECT: Application for a variation to reduce the required unobstructed

midway building separation for through-lots from 26' to zero for a proposed four-story, nine dwelling unit building with detached two car garage with roof deck and access stair and four-car detached

garage in front (W. Wilcox St.).

Approved with conditions

574-19-Z ZONING DISTRICT: RT-4 WARD: 26

APPLICANT: ATK Development, LLC Series 2422

OWNER: Same as applicant **PREMISES AFFECTED:** 2422 W. Iowa Street

SUBJECT: Application for a variation to reduce the minimum lot area from

3,000 square feet to 2,990.88 for a proposed three-story, three dwelling unit building with rear open porch, rooftop stairway

enclosure and three-car parking car port.

Approved

575-19-S ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: Sirrah Food Industries

OWNER: Evangeline and Paul Mophos **PREMISES AFFECTED:** 10258 S. Halsted Street

SUBJECT: Application for a special use to establish a two-lane drive through

facility to serve a proposed restaurant in an existing one-story

building to be converted from a financial service use.

Approved

ZONING DISTRICT: B2-5 WARD: 46

APPLICANT: Lawrence 1101, LLC & Fulton West Loop Lawrence, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4738-50 N. Winthrop Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 14.42' to zero, rear setback from 30' to 10' on floors containing dwelling units for a proposed four-story, eighty-four total (mix of efficiency and dwelling units) with thirty-seven onsite parking spaces, roof top stair and elevator enclosure with residential roof deck which shall be located within a transit served

location.

• Approved with conditions

577-19-S **ZONING DISTRICT: B3-1 WARD: 26**

APPLICANT: Jasmine Reyes dba All Jazzed Up, LLC

OWNER: Eduardo DeJesus PREMISES AFFECTED: 3822 W. North Avenue

SUBJECT: Application for a special use to establish a nail salon.

Approved

578-19-S **ZONING DISTRICT: B3-2 WARD: 17**

APPLICANT: Best Chicagoland LLC, dba Urban Luxe Salon

Same as applicant **OWNER:**

PREMISES AFFECTED: 6848 S. Ashland Avenue

SUBJECT: Application for a special use to establish a hair and nail salon.

• Approved

579-19-S **ZONING DISTRICT: DS-3 WARD: 27**

APPLICANT: ZS Dev Peoria Green, LLC

OWNER: Same as applicant

123 S. Peoria Street / 128 S. Green Street PREMISES AFFECTED:

Application for a special use to establish residential use below the **SUBJECT:**

second floor for a proposed six-story, twenty-five dwelling unit

building.

Approved

580-19-Z **ZONING DISTRICT: DS-3 WARD: 27**

ZS Dev Peoria Green, LLC **APPLICANT:**

OWNER: Same as applicant

PREMISES AFFECTED: 123 S. Peoria Street / 128 S. Green Street

Application for a variation to reduce the rear setback on floors **SUBJECT:**

containing dwelling units from the required 30' to zero for a

proposed six-story, twenty-five dwelling unit building.

Approved

ZONING DISTRICT: B3-2 581-19-S **WARD: 10**

APPLICANT: Daniel Lopez Torres dba New York Hairstyle Academy Inc.

OWNER: Ted Marvrakis

9214 S. Commercial Avenue PREMISES AFFECTED:

Application for a special use to establish a barber shop. **SUBJECT:**

Approved

ZONING DISTRICT: C1-2 WARD: 11 582-19-S

Connie's Pizza, Inc. **APPLICANT:** JLS Archer, LLC **OWNER:**

PREMISES AFFECTED: 2373 S. Archer Avenue

SUBJECT: Application for a special use to establish a drive-through facility to

serve an existing one-story restaurant.

583-19-S ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: Lacore Styling & Company, LLC

OWNER: 211 E. 79th St., LLC **PREMISES AFFECTED:** 213 E. 79th Street

SUBJECT: Application for a special use to establish a hair salon.

• Approved

2:00 P.M.

584-19-Z ZONING DISTRICT: RS-2 and RM-5 WARD: 41

APPLICANT: Delta Life Services, LLC

OWNER: Sisters of the Resurrection (an Illinois not-for-profit)

PREMISES AFFECTED: 7432 & 7500 S. Talcott Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 50' to 10.6' at the existing convent building at 7432 W. Talcott Avenue to allow the division of an existing zoning lot into two new zoning lots. The existing convent shall be converted to a seventy-two unit assisted living facility. The existing high school

building at 7500 W. Talcott Avenue shall remain.

Approved

585-19-Z ZONING DISTRICT: RS-2 and RM-5 WARD: 41

APPLICANT: Delta Life Services, LLC

OWNER: Sisters of the Resurrection (an Illinois not-for profit)

PREMISES AFFECTED: 7432 & 7500 W. Talcott Avenue

SUBJECT: Application for a variation to reduce the rear yard open space for

the existing convent building at 7432 W. Talcott Avenue from the required 6,859.18 square feet to 970.43 square feet to permit the subdivision of one zoning lot into two zoning lots. The existing convent shall be converted to a seventy-two unit assisted living facility. The existing high school building at 7500 W. Talcott

Avenue shall remain.

Approved

586-19-S ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: 2149-51 W Belmont, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2149-51 W. Belmont Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building with an attached six car garage with roof deck and one story open

deck above.

Approved

587-19-Z ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: 2149-51 W Belmont, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2149-51 W. Belmont Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed four-story, six dwelling unit building with an attached six car garage with roof deck and one

story open deck above.

588-19-Z ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: 2149-51 W Belmont, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2149-51 W. Belmont Avenue

SUBJECT: Application for a variation to reduce the minimum lot area per unit

from the required 1,000 square feet to 999.6 square feet for a

proposed four-story, six dwelling unit building with an attached six

car garage with roof deck and one story open deck above.

Approved

589-19-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Matthew Carpenter & Angela Melendez

OWNER: Same as applicant

PREMISES AFFECTED: 3541 N. Hermitage Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to zero (south to be 3.1') combined side setback from 5' to 3.1' for an existing rear one-story addition and a proposed second floor addition to the existing two-story single

family residence.

• Approved

590-19-A ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Corine A. O'Hara dba Corett Builders Corp.

OWNER: Same as appellant

PREMISES AFFECTED: 2855 N. Ashland Avenue

SUBJECT: Application for an appeal of the decision of the office of the

Zoning Administrator in refusing to recognize 2855 N. Ashland as

a two dwelling unit building.

• Decision of the Zoning Administrator upheld

591-19-Z ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 1100-1114 W. Randolph Associates, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1100-12 W. Randolph Street

SUBJECT: Application for a variation to reduce the off-street parking from the

required forty-three spaces to zero for a proposed retail and office building which shall be located within 1,320 feet of a CTA rail

station.

592-19-Z ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 1100-1114 W. Randolph Associates, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1100-12 W. Randolph Street

SUBJECT: Application for a variation to reduce the off-street loading zone

requirement from one to zero for a proposed three-story retail and office building which shall be located within 1,320 feet of a CTA

rail station.

Approved

593-19-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 2738 W Cortez Condominium Association

OWNER: Same as applicant **PREMISES AFFECTED:** 2738 W. Cortez Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.4' to 2', east and west side setback from 2' each to zero, combined side setback from 5' to zero for a proposed garage roof deck with access bridge in the rear of an existing three-story, three

dwelling unit building.

• Continued to December 20, 2019 at 2:00 p.m.

594-19-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 2738 W Cortez Condominium Association

OWNER: Same as applicant **PREMISES AFFECTED:** 2738 W. Cortez Street

SUBJECT: Application for a variation to relocate the required 202 square feet of

rear yard open to a proposed garage roof top deck which will serve the existing three-story, three dwelling unit building with garage with

access bridge to the proposed roof deck.

• Continued to December 20, 2019 at 2:00 p.m.

ZONING DISTRICT: RT-4 WARD: 1 APPLICANT: 2738 W Cortez Street Condominium Association

OWNER: Same as applicant **PREMISES AFFECTED:** 2738 W. Cortez Street

SUBJECT: Application for a variation to reduce the required number off-street

parking three parking spaces to two for a proposed garage roof deck

with access bridge at the rear of the existing three-story, three

dwelling unit building.

• Continued to December 20, 2019 at 2:00 p.m.

ZONING DISTRICT: B2-3 WARD: 28 APPLICANT: An Abstract Grooming Company / Simeon O Haynes

OWNER: Bob Louis Group, LLC **PREMISES AFFECTED:** 900 S. Western Avenue

SUBJECT: Application for a special use to establish a barber shop.

• Continued to December 20, 2019 at 2:00 p.m.

CONTINUANCES

327-19-Z ZONING DISTRICT: B2-3 WARD: 1

APPLICANT: Tim Pomaville

OWNER: Ambrosia Homes of Illinois, LLC Series 39

PREMISES AFFECTED: 2438 N. Western Avenue

SUBJECT: Application for a variation to reduce the rear setback from 30' to 2'

for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story, three

dwelling unit building.

Approved

376-19-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Kriser's Feeding Pets For Life, LLC **OWNER:** MR 3629 Western Waveland, LLC

PREMISES AFFECTED: 3649 N. Western Avenue

SUBJECT: Application for a special use to establish an animal shelter /

boarding, animal training/day care facility.

• Withdrawn

407-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: 1913 N. Halsted Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 1913 N. Halsted Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 39.3' to 28.58' for a proposed four-story, two dwelling unit

building.

Approved

408-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: 1913 N. Halsted, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 1913 N. Halsted Street

SUBJECT: Application for a variation to establish a new curb cut to serve a

proposed four-story, two dwelling unit building.

415-19-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: 7-Eleven, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 4346 N. Kimball Avenue

SUBJECT: Application for a special use to establish a gas station.

• Withdrawn

465-19-Z ZONING DISTRICT: C1-3 WARD: 32

APPLICANT: Gino Battaglia **OWNER:** Same as applicant

PREMISES AFFECTED: 1740 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the required total off-street

parking spaces from the required one to zero for a proposed artist live/ work space on the third floor of an existing three-story, mixed

use building.

Approved

524-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: Sarah & Todd Shraiberg
OWNER: Same as applicant
PREMISES AFFECTED: 2204 N. Orchard Street

SUBJECT: Application for a variation to reduce the north and south side setback

from 2' to zero, combined side setback from 4.8' to zero, rear setback from 35' to zero for a proposed three-story, single family residence with an attached two-car garage with living area above and roof

deck.

Approved

528-19-Z ZONING DISTRICT: C1-2 WARD: 8

APPLICANT: Education & Entertainment, Inc.

OWNER: Leonas Properties, LLC **PREMISES AFFECTED:** 9156 S. Stony Island Avenue

SUBJECT: Application for a variation to establish a public place of amusement

license to provide recreational services, live theatrical performances, dancing comedy and rental space which is located within 125' of a

residential district.

• Continued to December 20, 2019 at 2:00 p.m.

538-19-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Michael Kang
OWNER: Same as applicant
PREMISES AFFECTED: 2147 W. Thomas Street

SUBJECT: Application for a variation to reduce the east side setback from the

required 2.4' to zero (west to be zero), combined side setback from 2.4' to zero for a proposed one-story addition to the existing one-

story, single family residence.

539-19-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Michael Kang
OWNER: Same as applicant
PREMISES AFFECTED: 2147 W. Thomas Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 194.73 square feet to 115 square feet for a proposed rear one-story addition to the existing one-story, single family residence.

Approved

548-19-A ZONING DISTRICT: RS-1 WARD: 41

APPLICANT: Irony, LLC

OWNER: Same as appellant

PREMISES AFFECTED: 6854 W. Thorndale Avenue

SUBJECT: Application for an appeal of the decision of the office of the Zoning

Administrator in refusing to recognize 6854 W. Thorndale as a

buildable lot.

• Decision of the Zoning Administrator upheld

VOTE ONLY

359-19-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from the

required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit building.

Denied

360-19-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the required off-street parking

from four to three spaces for the proposed addition of a fourth

dwelling unit in an existing three-story, three dwelling unit building.

Denied

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 420-19-S, 421-19-Z, and 464-19-Z.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of October 18, 2019, with the exception of Board Cal. Nos. 511-19-Z, 512-19-Z, 513-19-Z, 527-19-Z. 528-19-Z, 549-19-Z and 341-19-Z.

Adjournment.